



**Eastern Terrace, Brighton BN2 1DJ**

**welcome to**

## **Eastern Terrace, Brighton**

A beautifully presented raised ground floor apartment with Share of Freehold, offering sea views and a stunning south-facing lounge filled with period charm. This elegant home features high ceilings, sash windows, and a feature fireplace, blending classic details with modern style.





Total floor area 130.6 m<sup>2</sup> (1,406 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

This elegant home offers a superb blend of classic charm and contemporary style, with generously proportioned interiors and an abundance of natural light throughout. The spacious living area is a true highlight, boasting soaring ceilings, intricate cornicing, and tall sash windows that flood the room with light. A feature fireplace adds character, while the layout provides ample space for both relaxing and entertaining.

The modern kitchen is sleek and well-appointed, with stylish cabinetry, black worktops, and integrated appliances, making it a practical and attractive space for cooking and dining.

Both bedrooms are thoughtfully arranged, with the principal room featuring a unique mezzanine level—ideal for flexible use as a study, reading nook, or additional sleeping area. The neutral décor and soft carpeting create a calm and inviting atmosphere.

Located just a stone's throw from Brighton Beach and the vibrant Kemp Town village, this property offers the best of coastal living with excellent local amenities, cafes, and transport links all within easy reach.

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## **2 Eastern Terrace, Brighton**

- Share of Freehold
- Raised Ground Floor
- Sea Views
- Stunning South Facing Lounge with Period Features
- Private Patio Garden and Access to Residents South Facing Garden

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: E Service Charge: 1985.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£750,000 - £800,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET106586](https://fox-and-sons.co.uk/Property/KET106586)



Property Ref:  
KET106586 - 0010

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